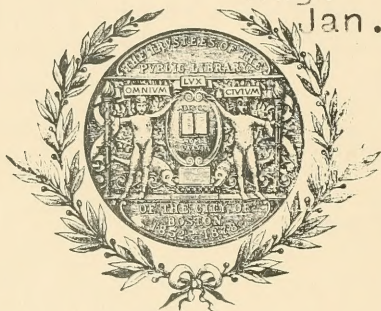


№ *HA201.1890.A2

Aug. 1894-

Jan. 1895





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EXTRA CENSUS BULLETIN.

No. 94.

WASHINGTON, D. C.

October 12, 1894.

STATISTICS OF FARMS, HOMES, AND MORTGAGES.

OWNERSHIP AND DEBT IN LOUISIANA.

DEPARTMENT OF THE INTERIOR.

CENSUS OFFICE,

WASHINGTON, D. C., September 28, 1894.

SIR:

The leading results of the investigation of farm and home proprietorship in Louisiana for 1890, conducted by Special Agents George K. Holmes and John S. Lord, are contained in this bulletin. In regard to farms, the conclusion is that 55.51 per cent of the farm families hire and 44.49 per cent own the farms cultivated by them; that 4.00 per cent of the farm owning families own subject to incumbrance and 96.00 per cent own free of incumbrance. Among 100 farm families, 55 hire their farms, 2 own with incumbrance, and 43 without incumbrance. On the owned farms there are liens amounting to \$3,397,108, which is 44.12 per cent of their value, and this debt bears interest at the average rate of 8.06 per cent, making the average annual interest charge \$193 to each family. Each owned and incumbered farm, on the average, is worth \$5,423, and is subject to a debt of \$2,392.

The corresponding facts for homes are that 79.28 per cent of the home families hire and 20.72 per cent own their homes; that of the home owning families 96.15 per cent own free of incumbrance and 3.85 per cent with incumbrance. In 100 home families, on the average, 79 hire their homes, 1 owns with incumbrance, and 20 own without incumbrance. The debt on owned homes aggregates \$1,562,117, or 39.06 per cent of their value, and bears interest at the average rate of 7.94 per cent, so that the annual amount of interest to each home averages \$116. An average debt of \$1,457 incumbers each home, which has the average value of \$3,731.

There are 2 cities in the state in the class of those having a population of 8,000 to 100,000, and in these cities 75.10 per cent of the home families hire and 24.90 per cent own their homes, and of the home owning families 8.08 per cent own with incumbrance and 91.92 per cent own free of incumbrance. In 100 home families, on the average, are found 75 that hire their homes, 2 that own with incumbrance, and 23 that own without incumbrance. The liens on the owned homes are 49.59 per cent of the value of those subject to lien. Several averages show that the rate of interest is 8.00 per cent; value of each owned and incumbered home, \$2,100; lien on the same, \$1,041, and yearly interest charge on each home, \$83.

New Orleans is the only city in the state having a population of more than 100,000. In this city, 78.51 per cent of the home families hire and 21.49 per cent own their homes; 5.04 per cent of the home owning families have incumbrance on their homes and 94.96 per cent own and occupy homes free of incumbrance. Among 100 families, on the average, 79 hire, 1 owns with incumbrance, and 20 own without incumbrance. Averages for each owned and incumbered home: incumbrance, \$1,257; value, \$2,053; interest charge for one year, \$99; rate of interest, 7.86 per cent. Homes are incumbered for 61.22 per cent of their value.

Real estate purchase and improvements, when not associated with other objects, caused 58.02 per cent of the farm families to incur 31.30 per cent of the farm debt and 64.83 per cent of the home families to incur 48.76 per cent of the home debt.

Very respectfully,

CARROLL D. WRIGHT,

Commissioner of Labor in charge.

The SECRETARY OF THE INTERIOR.

C. O. P.—4m

FARMS, HOMES, AND MORTGAGES.

TABLE 1.—NUMBER AND PERCENTAGE OF FAMILIES OCCUPYING OWNED AND HIRED AND FREE AND INCUMBERED FARMS AND HOMES: 1890.

CIVIL DIVISIONS.	Aggregate.	FAMILIES OWNING.			Families hiring.	PERCENTAGE OF FAMILIES OWNING AND HIRING.		PERCENTAGE OF FAMILIES OWNING FREE AND INCUMBERED OF TOTAL OWNING FAMILIES.		PERCENTAGE OF FAMILIES OWNING FREE AND INCUMBERED OF TOTAL OWNING AND HIRING FAMILIES.	
		Total.	Free.	Incumbered.		Owning.	Hiring.	Free.	Incumbered.	Free.	Incumbered.
The State	214,123	63,303	60,811	2,492	150,820	29.56	70.44	96.06	3.94	28.40	1.16
For farms.....	79,705	35,458	34,038	1,420	44,247	44.49	55.51	96.00	4.00	42.71	1.78
For homes.....	134,418	27,845	26,773	1,072	106,573	20.72	79.28	96.15	3.85	19.92	0.80
New Orleans (for homes)	48,276	10,374	9,851	523	37,902	21.49	78.51	94.96	5.04	20.41	1.08
Two cities (for homes)	4,225	1,052	967	85	3,173	24.90	75.10	91.92	8.08	22.89	2.01
Baton Rouge.....	1,688	434	412	22	1,254	25.71	74.29	94.93	5.07	24.41	1.30
Shreveport.....	2,537	618	555	63	1,919	24.36	75.64	89.81	10.19	21.88	2.43
Rest of state (for homes)	81,917	16,419	15,955	464	65,498	20.04	79.96	97.17	2.83	19.48	0.56

TABLE 2.—VALUE OF FARMS AND HOMES OCCUPIED BY OWNERS AND INCUMBERED AND AMOUNT AND PERCENTAGE OF INCUMBRANCE THEREON: 1890.

CIVIL DIVISIONS.	Number of families owning with incumbrance.	Value.	Incumbrance.	Percentage of incumbrance of value.
The State.....	2,492	\$11,699,850	\$4,959,225	42.39
For farms.....	1,420	7,700,403	3,397,108	44.12
For homes.....	1,072	3,999,447	1,562,117	39.06
New Orleans (for homes)	523	1,073,913	657,444	61.22
Two cities (for homes).....	85	178,500	88,513	49.59
Baton Rouge.....	22	28,675	8,063	28.12
Shreveport.....	63	149,825	80,450	53.70
Rest of state (for homes).....	464	2,747,031	816,160	29.71

TABLE 3.—AMOUNT OF ANNUAL INTEREST CHARGE AND AVERAGE VALUE, INCUMBRANCE, ANNUAL INTEREST CHARGE, AND ANNUAL RATE OF INTEREST FOR FARMS AND HOMES OCCUPIED BY OWNERS AND INCUMBERED: 1890.

CIVIL DIVISIONS.	Average value of each incumbered farm or home.	Average incumbrance on each farm or home.	Total annual interest charge.	Average annual interest charge on each farm or home.	Average annual rate of interest.
The State.....	\$4,695	\$1,990	\$397,693	\$160	8.02
For farms.....	5,423	2,392	273,697	193	8.06
For homes.....	3,731	1,457	123,996	116	7.94
New Orleans (for homes).....	2,053	1,257	51,654	99	7.86
Two cities (for homes).....	2,100	1,041	7,081	83	8.00
Baton Rouge.....	1,303	367	645	29	8.00
Shreveport.....	2,378	1,277	6,436	102	8.00
Rest of state (for homes).....	5,920	1,759	65,261	141	8.00

TABLE 4.—PERCENTAGE OF FAMILIES OCCUPYING OWNED AND INCUMBERED FARMS AND HOMES AND OF AMOUNT OF INCUMBRANCE THEREON, BY RATES OF INTEREST: 1890.

RATES OF INTEREST.	THE STATE.				FOR HOMES IN CITIES OF 8,000 TO 100,000 PEOPLE.		FOR HOMES IN NEW ORLEANS.	
	For farms.		For homes.					
	For number of families.	For amount.	For number of families.	For amount.	For number of families.	For amount.	For number of families.	For amount.
Under 6 per cent.....	0.63	1.03	0.09	0.08				
6 per cent.....	1.13	0.12	2.61	2.65			5.35	6.30
7 per cent.....			0.47	0.72			0.77	1.70
8 per cent.....	97.89	97.68	96.83	96.55	100.00	100.00	93.88	92.00
6 to 8 per cent, inclusive.....	99.02	97.80	99.91	99.92	100.00	100.00	100.00	100.00
Over 6 per cent.....	98.24	98.85	97.30	97.27	100.00	100.00	94.65	93.70
Over 8 per cent.....	0.35	1.17						
Over 10 per cent.....	0.07	0.88						
Over 12 per cent.....	0.07	0.88						

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